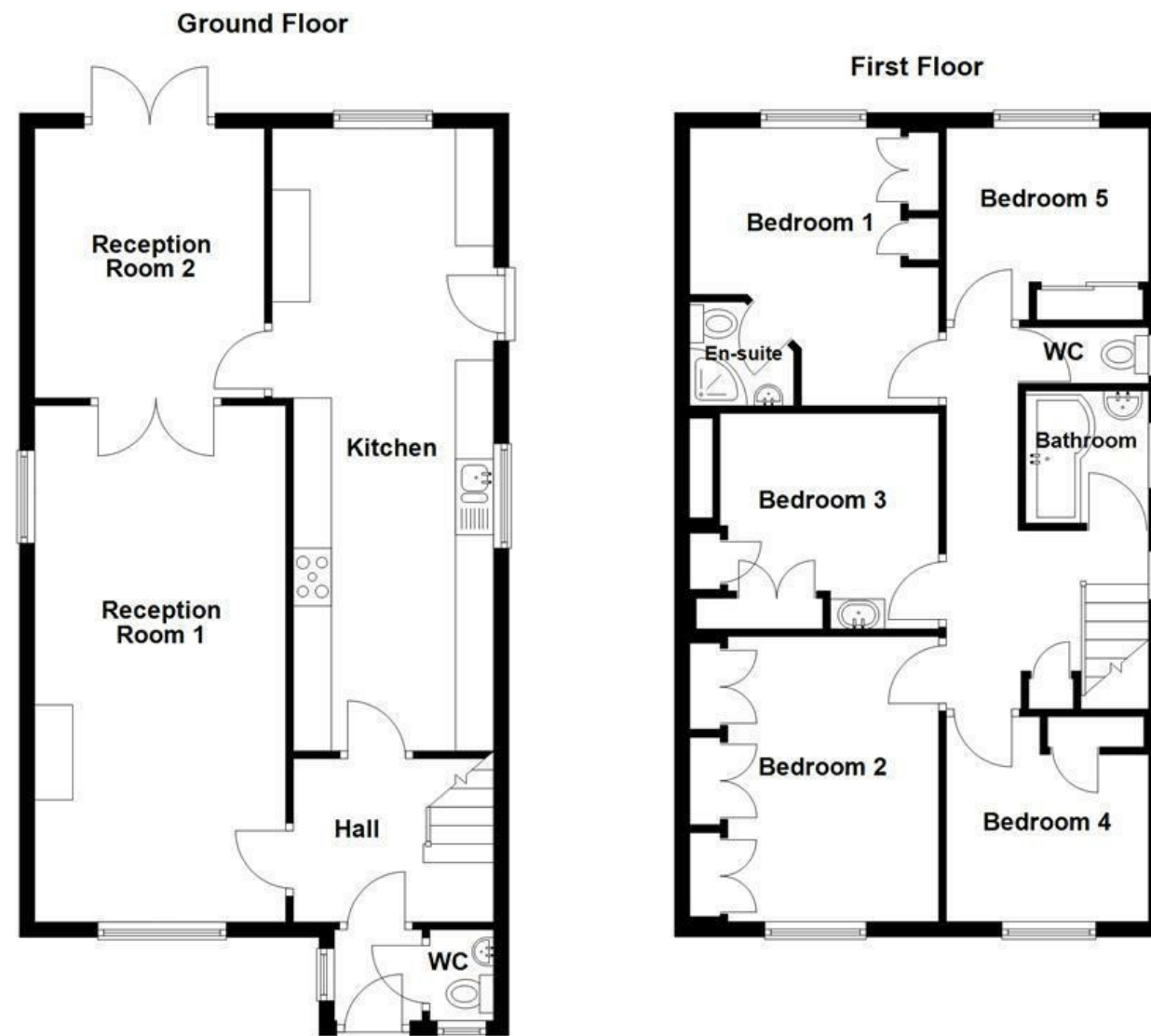




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Durham Road, Wilpshire, BB1 9NH

£385,000

AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME

Nestled on the desirable Durham Road in the charming village of Wilpshire, this substantial detached family home offers a perfect blend of space, comfort, and modern living. Set on an extensive plot, the property boasts a stunning south facing rear garden, which serves as a remarkable selling point, providing an abundance of outdoor space for family gatherings, gardening, or simply enjoying the fresh air.

Upon entering, you are greeted by an inviting open plan living and dining room, which seamlessly flows into a second reception room. This delightful space features double doors that lead to the beautifully maintained rear garden, creating a harmonious connection between indoor and outdoor living. The heart of the home is undoubtedly the spacious, modern fitted kitchen, which boasts contemporary appliances and generous storage, making it a delightful space for culinary enthusiasts.

Meticulously maintained, this home is ready for you to move in without the need for any immediate maintenance or decorating. The thoughtful design and spacious interiors ensure that every family member can enjoy their own space while still coming together in the heart of the home.

For added convenience, the property boasts two driveways and a detached double garage/workshop which features shelves, storage and work surfaces. Located in the heart of Wilpshire, residents will benefit from excellent access to the neighbouring towns of Blackburn and Clitheroe, as well as major commuter routes along the A59, making it an ideal choice for those who commute.

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Durham Road, Wilpshire, BB1 9NH

£385,000

5 2 2 D

- Impressive Detached Property
- Spacious Modern Fitted Kitchen
- Off Road Parking and Double Detached Garage/Workshop
- EPC Rating D
- Five Good Sized Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Extensive South Facing Rear Garden, Not Overlooked
- Council Tax Band D

Ground Floor

Entrance Porch

3'11 x 3'10 (1.19m x 1.17m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, tiled flooring, doors leading to WC and hall.

WC

3'9 x 2'9 (1.14m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan, tiled elevations and tiled flooring.

Hall

8'8 x 7'1 (2.64m x 2.16m)

Central heating radiator, smoke detector, tiled flooring, understairs storage, doors leading to reception room one, kitchen and stairs to first floor.

Reception Room One

22'4 x 10'10 (6.81m x 3.30m)

Two UPVC double glazed windows, two central heating radiators, coving, living flame fire set in marble fireplace, television point, wood effect flooring and double doors to reception room two.

Reception Room Two

11'8 x 9'11 (3.56m x 3.02m)

Central heating radiator, coving, wood effect flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

26'0 x 8'8 (7.92m x 2.64m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, integrated high rise oven and grill, five ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, space for American style fridge freezer, integrated washing machine, plumbing for dishwasher, breakfast bar, under unit lighting, plinth heaters, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, access to two loft spaces with electricity, doors leading to five bedrooms, WC, family bathroom and airing cupboard with boiler.

Bedroom One

11'7 x 10'3 (3.53m x 3.12m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect flooring and door to en suite.

En Suite

4'5 x 4'3 (1.35m x 1.30m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

12'4 x 10'9 (3.76m x 3.28m)

UPVC double glazed window, central heating radiator, two feature wall lights, fitted wardrobe and dressing table.

Bedroom Three

10'7 x 9'4 (3.23m x 2.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes, vanity top wash basin with traditional taps, spotlights and wood effect flooring.

Bedroom Four/Study

8'10 x 8'9 (2.69m x 2.67m)

UPVC double glazed window, central heating radiator, built-in bed, underbed storage, fitted wardrobe, desk, over desk storage, feature wall lights and unit lighting.

Bedroom Five

8'10 x 8'3 (2.69m x 2.51m)

UPVC double glazed window, central heating radiator, mirrored fitted wardrobes and wood effect flooring.

Bathroom

5'8 x 5'0 (1.73m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead electric feed shower, extractor fan, tiled elevations, LED illuminated mirror and tiled flooring.

WC

5'8 x 2'5 (1.73m x 0.74m)

UPVC double glazed frosted window, dual flush WC, tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed laid to lawn garden, not overlooked with paved patio, pergola seating area, external heating and lighting, timber shed, woodland views and access to detached double garage.

Front

Laid to lawn garden and paved driveway.

